



City of Covina/Successor Agency to the
Covina Redevelopment Agency/
Covina Public Finance Authority/
Covina Housing Authority

Mayor Kevin Stapleton – Mayor Pro Tem Walt Allen, III
Council Members Peggy Delach – John King – Bob Low

REGULAR MEETING AGENDA
125 E. College Street, Covina, California
Council Chamber of City Hall
Tuesday, September 18, 2012
6:30 p.m.

- As a courtesy to Council/Agency/Authority Members, staff and attendees, everyone is asked to silence all pagers, cellular telephones and any other communication devices.
- Any member of the public may address the Council/Agency/Authority during both the public comment period and on any scheduled item on the agenda. Comments are limited to a maximum of five minutes per speaker unless, for good cause, the Mayor/Chairperson amends the time limit. Anyone wishing to speak is requested to submit a yellow Speaker Request Card to the City Clerk; cards are located near the agendas or at the City Clerk's desk.
- Please provide 10 copies of any information intended for use at the Council/Agency/Authority meeting to the City Clerk prior to the meeting.
- **MEETING ASSISTANCE INFORMATION:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
- **DOCUMENT AVAILABILITY:** Any writings or documents provided to a majority of the Council/Agency/Authority regarding any item on this agenda will be made available for public inspection at the City Clerk's Office counter at City Hall located at 125 E. College Street and the reference desk at the Covina Library located at 234 North Second Avenue during normal business hours. In addition, such writings and documents are available in the City Clerk's Office and posted on the City's website at www.covinaca.gov.
- Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the City Council/Successor Agency to the Covina Redevelopment Agency/Public Finance Authority/Covina Housing Authority unless listed on agenda, which has been posted not less than 72 hours prior to meeting.
- If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting.
- The Sr. Deputy City Clerk of the Covina City Council hereby declares that the agenda for the **September 18, 2012** meeting was posted on **September 13, 2012** near the front entrance of the City Hall, 125 East College Street, Covina, in accordance with Section 54954.2(a) of the California Government Code.

September 18, 2012

**CITY COUNCIL/SUCCESSOR AGENCY TO THE
COVINA REDEVELOPMENT AGENCY/
COVINA PUBLIC FINANCE AUTHORITY/COVINA HOUSING AUTHORITY
JOINT MEETING—CLOSED SESSION
6:30 p.m.**

CALL TO ORDER

ROLL CALL

Council/Agency/Authority Members Delach, King, Low, Mayor Pro Tem/Vice Chairperson Allen and Mayor/Chairperson Stapleton

PUBLIC COMMENTS

The Public is invited to make comment on Closed Session items only at this time. To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk. Your name will be called when it is your turn to speak. Individual speakers are limited to five minutes each.

The City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will adjourn to Closed Session for the following:

CLOSED SESSION

- A. G.C. §54957.6 – CONFERENCE WITH LABOR NEGOTIATOR
Agency representative: Marco A. Martinez, City Attorney
Unrepresented Employee Title: City Manager
- B. G.C. §54956.8(b) – CONFERENCE WITH REAL PROPERTY NEGOTIATOR –Negotiations to include both price and terms
Property: 129 East San Bernardino Road
Agency negotiator: Daryl Parrish, City Manager
- C. G.C. §54956.9(c) – CONFERENCE WITH LEGAL COUNCIL – Anticipated litigation - Initiation of Litigation
Number of potential cases: 1 (one)

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**CITY COUNCIL/SUCCESSOR AGENCY TO THE
COVINA REDEVELOPMENT AGENCY/
COVINA PUBLIC FINANCE AUTHORITY/COVINA HOUSING AUTHORITY
JOINT MEETING—OPEN SESSION
7:30 p.m.**

RECONVENE/CALL TO ORDER

ROLL CALL

Council/Agency/Authority Members Delach, King, Low, Mayor Pro Tem/Vice Chairperson Allen and Mayor/Chairperson Stapleton

PLEDGE OF ALLEGIANCE

Led by Mayor Pro Tem Allen

INVOCATION

Led by Covina Police Chaplain Dr. Patricia Venegas

PRESENTATIONS

Proclamation – Commemorating Constitution Week

PUBLIC COMMENTS

To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk/Agency/Authority Secretary. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each.

COUNCIL/AGENCY/AUTHORITY COMMENTS

Council/Agency/Authority Members wishing to make any announcements of public interest or to request that specific items be added to future City Council/Successor Agency to the Covina Redevelopment Agency/Public Finance Authority/Housing Authority Agendas may do so at this time.

CITY MANAGER COMMENTS

CONSENT CALENDAR

All matters listed under consent calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Council/Successor Agency to the Covina Redevelopment Agency/Public Finance Authority/Housing Authority votes on them, unless a member of the Council/Agency/Authority requests a specific item be removed from the consent calendar for discussion.

- CC 1.** City Council to approve the minutes from the September 4, 2012 regular meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Public Finance Authority/Housing Authority.
- CC 2.** City Council to approve the minutes from the September 10, 2012 special meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Public Finance Authority/Housing Authority.
- CC 3.** City Council to approve the payment of demands in the amount of \$5,743,709.56.
- CC 4.** Successor Agency to the Covina Redevelopment Agency to approve the payment of demands in the amount of \$2,863,895.40.
- CC 5.** City Council to adopt **Resolution No. 12-7104**, approving the side letter between the City of Covina and the American Federation of State, County and Municipal Employees (AFSCME) Local 36.
- CC 6.** City Council to receive and file the Public Works Department monthly activity report.
- CC 7.** Covina Housing Authority to receive and file Covina Housing Authority annual report.
- CC 8.** City Council to approve the professional services agreement between the City of Covina and Rice, Englander and Associates to provide State of California Advocacy Services.
- CC 9.** City Council to receive and file the City of Covina strategic plan update.
- CC 10.** City Council to approve the professional services agreement between the City of Covina and David Turch and Associates to provide Federal Advocacy Services.
- CC 11.** City Council to approve the amendment to extend the term of the City Manager's employment agreement.

CONTINUED BUSINESS

- CB 1.** City Council to consider second reading and adoption of an Ordinance amending certain sections of the Town Center Specific Plan.

Staff Recommendation:

- 1) City Council to consider second reading, thereby adopting **Ordinance No. 12-2011**, amending the Town Center Specific Plan to reclassify the sale of alcohol for on-site

consumption by a restaurant or food service establishment from a permitted use to conditional use.

NEW BUSINESS

NB 1. City Council to consider anticipated adoption of the Draft National Pollutant Discharge Elimination System (NPDES) Permit for Municipal Separate Storm Sewer System (MS4) Discharges within Los Angeles County (Draft MS4 Permit) by the Los Angeles Regional Water Control Board (Regional Board).

Staff Recommendation:

- 1) City Council to authorize a member of the City Council, the City Manager, or his designee, to present the City's comments on the Draft MS4 Permit; and
- 2) Authorize the City Manager, or his designee, to retain the services of outside counsel to assist the City in preparing an administrative petition with the State Water Resources Control Board challenging the Draft MS4 Permit unless corrected as requested by the City; and
- 3) Authorize the City Attorney to file an administrative petition with the State Water Resources Control Board in the event the Los Angeles Regional Water Quality Control Board adopts the Draft MS4 NPDES Permit without the corrections requested by the City.

NB 2. City Council to receive and file a report regarding the Prospero Park Enforcement Activities and schedule a workshop to consider a proposed rental-housing ordinance.

Staff Recommendation:

- 1) City Council to receive and file the report on enforcement activities in the Prospero Park area by the Police Department and Code Enforcement division; and
- 2) Schedule a workshop for City Council to review previously proposed **Ordinance No. 10-1980**, amending Title 5, Business Licenses and Regulations, pertaining to rental housing.

ADJOURNMENT

The Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will adjourn to its next regular meeting, **Tuesday, October 2, 2012** at 6:30 p.m. for closed session and at 7:30 p.m. for open session in the Council Chamber located inside of City Hall, 125 East College Street, Covina, California, 91723.